

# **Neighborhood Plan Phase Two**

# Key Strategies

The draft plan contains specific recommendations from each of the subcommittees: Urban Design, Housing and Land Use, Economic **Development**, Arts and Culture, and Human Development. However, no single activity will achieve the vision of the community. Recommendations from several, perhaps all, of the subcommittees, when combined, result in a strategy of multiple actions or activities that will achieve that vision. Each Key Strategy consists of activities for a single complex project or theme that the neighborhood considers critical to achieving its vision for the future. While the Key Strategies are high priorities for the neighborhood, they are also **part** of a twenty-year plan, so the specific activities within each Key Strategy may be implemented over the span of many years.

There are four Key Strategies in the Pike/Pine Neighborhood Plan:

- 9 Preserve and Encourage Affordable and Market-Rate Housing
- 9 Sustain the Character of the Pike/Pine Neighborhood through Implementation of Urban Design Recommendations and Neighborhood-Wide Policy Changes
- 9 Strengthen the West End **Entry**
- 9 Strengthen the Neighborhood Core East of Broadway

## Key Strategy

### Preserve and Encourage Affordable and Market-Rate Housing

**Purpose:** The purpose of **this** strategy is to strengthen the neighborhood's existing mixed-use character and identity by encouraging additional affordable and market-rate housing as well as preservation of existing housing.

*Land Use and Other Recommendations to Encourage Housing and Mixed Use Development*

- Extend the Pike/Pine Overlay to the C-2 zone for the purpose of allowing development of mixed-use structures with housing.
- Change Design Review Guidelines - Do not require modulation if building is articulated to the **Board's** satisfaction
- Option of seeking code departures through Design Review process for rehab or redevelopment projects.
- Modify Overlay to remove **1:400** density limit for single purpose residential structures on the North/South Streets.
- Modify the Overlay to eliminate open space requirement.
- Modify the Overlay to reduce residential parking requirement to one space per unit and permit further reductions in number of spaces for existing buildings through the Design Review process.
- Expand the Transfer of Development Rights (TDR) Program so that rights from Pike/Pine properties

can be sold to developers of downtown commercial properties.

- Create a Pike/Pine Housing Task Force, or a housing subcommittee of **P/PUNC**.
- Create program for existing building owners with affordable rents to obtain assistance with building improvements. City to **provide** funding opportunities & explore other options to preserve affordable housing - households earning between **50%-80%** of median income.
- Include Pike/Pine as an eligible neighborhood for the 10-year tax abatement program.
- Fund a study to determine the feasibility of developing an affordable mixed use project on the Seattle Police parking lot on **12<sup>th</sup>** Ave. E.
- Modify 13 feet ceiling height requirement in the commercial spaces of mixed-use structures by allowing an additional 4 feet of height and increased space for residential use.
- Prioritize use of City funds for preservation / production of affordable housing in Pike/Pine area for neighborhood organizations when considered as part of the city's funding cycles.

Parking Recommendations **that** Encourage **the** Preservation and Encouragement of Affordable Housing:  
*Parking Code/Policy Revisions*

- Implement recommendations from Pike/Pine Parking Study that promotes affordable housing and relates to Parking Code/Policy Revisions including:
  1. Allow off-site parking for residential uses in **Lowrise** and **Midrise** zones.
  2. Allow "shared parking" for residential uses in **Lowrise** and **Midrise** zones.
  3. Increase the allowable distances between shared parking locations.
  4. Establish parking ratio requirements that are appropriate for Pike/Pine.
  5. Allow reduced parking for low-income housing where the developer can show lower parking demand by the proposed tenants.
  6. Allow parking to be reduced in exchange for the developers agreement to maintain a portion of the units at affordable rents.

# Key Strategy

## Sustain the Character-of the Pike/Pine Neighborhood through implementation of Urban Design Recommendations and Neighborhood-Wide Policy Changes

**Purpose:** The purpose of this strategy is to sustain the character of the Pike/Pine neighborhood by development of Design Guidelines and Design Review process to preserve “character” buildings, and the implementation of urban design-improvements that enhance the pedestrian environment.

- Modify the Pike/Pine Overlay to include a Community Heritage District that would provide preservation incentives and design review for the rehabilitation and remodeling of existing structures.
- Appoint a special review board to implement the Community Heritage District in the short term. The board should consist of members from established neighborhood committees and volunteer organizations including (1) member of the Arts Organization, (1) member of the Merchants of Pike/Pine, (1) member of the Union Arts Co-op, (1) member of the Pike/Pine Urban Neighborhood Coalition (P/PUNC), (1) Neighborhood Urban Planning Committee. The special review board should request additional members from established City of Seattle Review Boards and Departments including: (1) member of the Capitol Hill Design Review Board, (1) staff member from the Department of Neighborhoods and (1) member of the Landmarks Preservation Board.
- To reinforce the pedestrian scale, recommend that Seattle Central Community College apply for a contract rezone to change campus’ zoning from MIO-105 to MIO-65 to make buildings more compatible with surrounding buildings.
- Identify, reinforce, and improve major pedestrian connections to adjacent neighborhoods that include:
  1. E Pike & E Pine Street to downtown.
  2. Broadway and E Pine-Street to Capitol Hill.
  3. First Hill Pedestrian Connections.
- Designate key pedestrian linkages as Green Streets:
  1. Designate alley areas and streets as Green Streets Type II, and implement streetscape improvements.  
  
Streets to evaluate for this designation include: Broadway Court from Union Street to Madison Street, Crawford Court from E Union Street to E Olive Street, Minor Avenue from E Pike to E Pine Streets, Nagle Place from E Union to E Pine Streets and Seneca Court from Broadway Court to Madison Street.
  2. Designate alley areas and streets as Green Streets Type III, and implement streetscape improvements:  
  
Streets to evaluate for this designation include: Summit, Belmont, Boylston, Harvard, 10th, 11th, and 14th Avenues. The green street designations would extend to and beyond the borders of the Pike/Pine neighborhood.
- Designate street ends and alleys as Green Streets Type IV, and implement streetscape improvements:
  1. Streets to evaluate for this designation include the Yale Avenue street end west of Melrose .

- Enhance pedestrian access across East Pine between the core area and Bobby Morns playfields and the proposed Lincoln Reservoir Park. (Green Street)
- Enhance the pedestrian environment of East Pike Street from **Melrose** Avenue East to **15<sup>th</sup>** Avenue East.
  1. Re-stripe E. Pike Street to one lane in each direction plus a center, two-way left turn lane. (The street now has two eastbound lanes and one westbound lane.)
  2. Install crosswalks and curb bulbs at **Melrose**, Summit, Belmont, Boylston and Harvard.
  3. Remove center, left-turn lane between intersections to allow a wider sidewalk through these sections.
- Re-stripe Broadway from Pike Street south to at least Madison to be one lane in each direction with a center, left turn lane at intersections. Parking on both sides of the street should be maintained. If space is available, include a southbound bike lane on Broadway between Pike Street and Madison Street to facilitate safer travel for bicyclists
- Enhance the Pedestrian Environment throughout the neighborhood through the following recommendations:
  1. Provide pedestrian-scale lighting. Currently there is too much ineffective lighting on E Pike and E Pine Streets, or light pollution created by undirected large ambient street lights. A lighting hierarchy is recommended for pedestrian lighting that highlights walkways, plazas, and parks.
  2. Convention Center: Pedestrian scale lighting and artwork should extend from the Convention Center to the neighborhood.
  3. Install kiosks, banners, and art that is reflective of the artists and character of the neighborhood.
  4. Increase green-space on the north/south residential streets west of **Broadway**. (See Green Streets)
  5. Install curb bulbs to reduce the distance pedestrians must cross neighborhood street or arterial. Curb bulbs are recommended for E Pike Street/Minor Avenue, and E Madison **Street/11<sup>th</sup>** Avenue.
  6. Modify major intersections to provide pedestrian crosswalks on all legs of the intersection and to increase the sidewalk width and provide other pedestrian amenities. Intersections that should be evaluated include: E Madison **Street/** E Union Street/I 2th Avenue, E Madison **Street/** 13th Avenue, E Madison Street /**E Pike Street/14th** Avenue, E Pine **Street/15th** Avenue, and E Pike **Street/Melrose** Avenue/Minor Avenue.
  7. Install better traffic control devices that promote pedestrian safe crossing at the intersections of Pike **Street/Boylston** Avenue and Pine Street/Belmont Avenue.
  8. Evaluate locations where flashing yellow signals have been installed (or are proposed to be installed) to determine if there are other measures that could be used instead of flashing signal.



*East Pike Street Entry to Neighborhood*



*Four Columns Park*

## Key Strategy

### Strengthen the West End Entry

**Purpose:** Strengthen the recognition of East Pike and East Pine as entry points from Downtown into a diverse neighborhood with unique opportunities for shopping, recreation and entertainment.

Strategies:

- Reconstruct Boren Park to create a safe and attractive open space for residents and visitors to the neighborhood
- Extend public street art installations from the Washington State Convention and Trade Center (WSCTC) east on Pike Street to Minor Avenue
- Light the four columns in **Pike/Boren** Park and improve park landscaping and furniture
- Enhance the intersections of Minor Avenue/East Pine and Minor Avenue/East Pike by the installation of public **art, pavement** features, landscaping, special street lighting and the lighting of specific building facades/domes
- Institute Residential Parking Zone (RPZ) on streets west of Harvard Avenue (see Parking Study and Recommendations in Appendix I)



*Building Scale in the Neighborhood Core*



## Key Strategy

### Strengthen the Neighborhood Core East of Broadway

**Purpose:** Consolidate the area bounded by Broadway, 12<sup>th</sup> Avenue East, East Pine Street and Madison as a cohesive core of mixed-use buildings and pedestrian friendly streets.

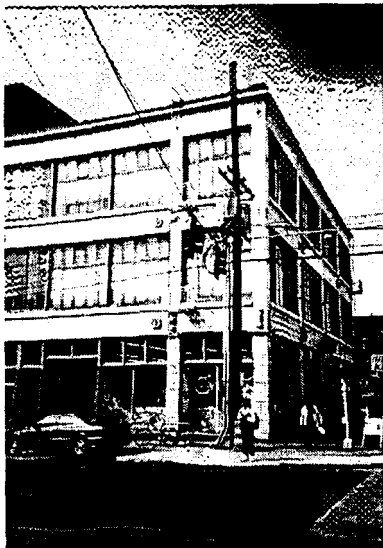
Strategies:

- Extend the Pike/Pine Overlay zoning boundary to include the area zoned C-2 to allow the development of mixed-use buildings
- Expand sidewalk width by four feet on 10<sup>th</sup> Avenue East, 11<sup>th</sup> Avenue East and the south side of East Pike Street
- Revise traffic from two-way to one-way northbound on 10<sup>th</sup> Avenue East from East Union Street to East Pine Street, and southbound on 11<sup>th</sup> Avenue East from East Pine Street to Madison Street
- Consolidate loading/restricted-parking zones to ensure the most efficient and effective use of street frontage for loading and parking
- Provide back-in diagonal parking on the revised one-way avenues and on East Union Street.
- Continue the installation of curb bulbs to include all intersections in the core area.
- Enhance pedestrian access across East Pine between the core area and Bobby Morris playfields and the proposed Lincoln Reservoir Park

# **Neighborhood Plan Elements**



# Land Use



## Existing Conditions

The majority of the land in the neighborhood is zoned NC3, Neighborhood Commercial, with the Pike/Pine Overlay. The NC3 zone, with the overlay allows for mixed-use structures along East Pike, East Pine Streets, and the south side of East Union east of Broadway. For all structures greater than 30 feet in height, no more than 50% of the gross floor area can be in nonresidential use. Above first two floors, only residential **uses** are permitted. Single purpose residential structures are allowed at a maximum density of one unit per 400 square feet of lot area (11400) along streets where commercial is not required, (north/south **avenues**) except in the area zoned **NC3-85** where single purpose residential is still prohibited. Depending on the location, building heights are limited to 40 feet, 65 feet, or 85 feet.

The other significant zone is the **C2-65**, Commercial 2. In this zone, single purpose residential structures are allowed only as a conditional use unless an adopted neighborhood plan permits them outright. Residential density is limited to 111600 unless increased through an adopted neighborhood plan. Mixed-use

structures require a conditional use permit for the residential portion of the structure.

Other zones and the type of housing they allow are:

**Lowrise 3** - 3 story **lowrise** apartment buildings or townhouses, 30 ft height limit

**Midrise** - **Midrise** apartment buildings up to 60', no unit density limit

**Highrise** - **Highrise** apartment buildings that step back with height, no density limit or lot coverage requirement

## Perspectives of Developers and Property Owners.

Property owners and developers were interviewed about the housing issues and challenges of the neighborhood. The two biggest issues raised by developers were parking and open space requirements, which add significantly to the cost of new housing and are impediments to redevelopment of existing properties. Parking, particularly the need for more, was also raised by existing property owners.

The recommendations related to housing are based on the neighborhood's desire to preserve much of the existing commercial/retail character, while increasing housing density and addressing the goals of the 1991 Pike/Pine Planning Study. The following tables, 1) summarize the neighborhood's recommendations related to land use, housing preservation and finance techniques, and 2) illustrate the relationship of the recommendations to the housing goals of the 1991 Study.

